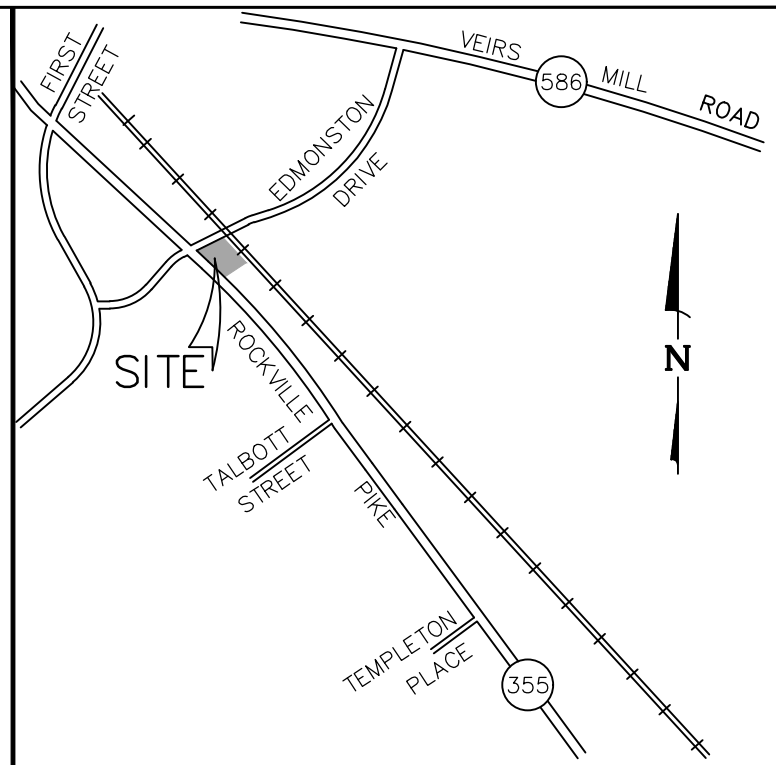


# DANSHES CENTER ON THE PIKE

## SAINT MARYS P214

### PROJECT PLAN PJT2018-00010

Community Planning &  
Development Services  
Received  
04/04/2023



VICINITY MAP  
SCALE 1" = 2,000'



Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhgpa.com

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#### Professional Certification

I hereby certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
Professional Engineer under the Laws of the State of  
Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

OWNER:  
J DANSHES, LLC  
9213 WINTERSET DR  
POTOMAC, MD 20854  
jdanshes@yahoo.com

ARCHITECT:  
GMT ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD, 20814  
JEFF WHITMAN, RA  
240-333-2067

ATTORNEY:  
MILLER, MILLER & CANBY  
200-B MONROE STREET  
ROCKVILLE, MD,  
JODY KLINE  
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

#### DANSHES CENTER ON THE PIKE

#### ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1"= 20'
DATE	11/09/22

#### PROJECT PLAN COVER SHEET

PJ 1.0

PROJECT NO.	2004.115.33
SHEET NO.	OF

CONCEPT PLAN SHEET INDEX	
PJ 1.0	COVER SHEET
PJ 2.0	SITE PLAN
PJ 3.0	OPEN SPACE EXHIBIT

LS2.01	LANDSCAPE PLAN
L9.01	PRELIMINARY FOREST CONSERVATION PLAN
L9.02	PRELIMINARY FOREST CONSERVATION PLAN

A100	FLOOR PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS

EX1.0	FIRE APPARATUS PLAN
EX1.1	TRUCK MOVEMENT EXHIBIT (REFUSE)

#### SITE DATA

SUBJECT PROPERTY: PARCEL 214, L-28469 F-567

TRACT AREA: 25,862 S.F. OR 0.59 AC.  
ROW DEDICATION: 6,523 S.F. OR 0.15 AC.  
LOT AREA: 19,339 S.F. OR 0.44 AC

ZONING CLASSIFICATION: PD-CB (CHAMPION BILLIARDS) WITH A DESIGNATED EQUIVALENT ZONE OF MXCD (MIXED USE CORRIDOR DISTRICT)  
ROCKVILLE NEIGHBORHOOD PLAN  
MIDDLE/NORTH PIKE-EAST PLANNING AREA (SECT. 25.14.34.b)

PROPERTY ADDRESS: 900 ROCKVILLE PIKE  
TAX ACCOUNT No.: 04-02406134  
PROPOSED USE: RETAIL

#### DEVELOPMENT STANDARDS (MXCD-SECT. 25.13.05.b)

	REQUIRED/ALLOWED	PROPOSED
TRACT AREA	NONE PRESCRIBED	25,862 S.F. or 0.59 AC.

#### BUILDING SETBACK REQUIREMENTS

ROCKVILLE PIKE	0'	0'
EDMONSTON DRIVE	0'	0'
SIDE - MXCD ZONE	0' OR 10'	150'
REAR - WMATA	0' OR 10'	15'
BUILD-TO-LINE REQUIREMENT (SECT.25.13.05.B)	85' (1)	92'

MAXIMUM BUILDING HEIGHT	75'	26.67' (2)
-------------------------	-----	------------

BUILDING AREA	NONE PRESCRIBED	4,400 S.F. (2)
---------------	-----------------	----------------

#### PARKING SETBACK REQUIREMENTS

ROCKVILLE PIKE (SECT. 4.d.2(a))	10'	8'(3)
SIDE - MXCD ZONE (SECT. 4.d.2(b)(iv))	7'	10'
REAR - WMATA (SECT. 4.d.2(b)(iv))	7'	7' ( MIN.)

SITE OPEN SPACE (4)(5)	15.0% or 2,900 S.F.	15.4% or 2,984 S.F.
PUBLIC USE SPACE (4)(5)	15.0% or 2,900 S.F.	34% or 6,617 S.F.

#### OFF STREET PARKING AND LOADING

PARKING		
RETAIL (4,400 S.F.) (1)	1/200 S.F. = 22 SPACE	25 SPACES
HANDICAP ACCESSIBLE SPACES	1	1 (VAN SPACE)
BICYCLE SPACES - LONG TERM (LT), SHORT TERM (ST)		
RETAIL (4,400 S.F.) (2)	ST 2/5K S.F. = 2 LT 2/12K S.F. = 1	4 ST BIKE SPACES 1 LT LOCKER

SURFACE PARKING FACILITY		
INTERNAL LANDSCAPING		
PARKING LOT AREA = 8,285 S.F.	5.0% or 414 S.F.	8% or 677 S.F.

#### NOTES:

- PURSUANT TO SECTION 25.17.08.b.3(a)
- INFORMATION PROVIDED BY PROJECT ARCHITECT
- PURSUANT TO SECTION 4.d.2(b)(vi) A REDUCTION OF THE LANDSCAPE STRIP ADJOINING A STREET RIGHT OF WAY IS BEING REQUESTED AS PART OF THIS APPLICATION.
- PURSUANT TO SECTION 25.13.05.b, SITE WITH LESS THAN 20,000 S.F. AND WITHIN THE ROCKVILLE NEIGHBORHOOD PLAN AREA REQUIRE 15% PUBLIC OPEN SPACE AND 15% OPEN SPACE
- PURSUANT TO SECTION 25.03.02, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. THE PROPOSED SHARED USE PATH HAS BEEN INCLUDED IN THE PUBLIC OPEN SPACE CALCULATION. SEE OPEN SPACE EXHIBIT, SHEET PJ3.0

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

#### LEGEND

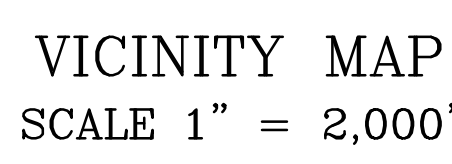
EXISTING		PROPOSED
370	CONTOUR (10')	370
374	CONTOUR (2')	374
x 374.0	SPOT ELEVATION	+ 74.0
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	BUILDING OVERHANG	
	RETAINING WALL	
	PARKING SPACE QUANTITY	
	LIMITS OF DISTURBANCE	
8" W (DDM.)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
FH	FIRE HYDRANT	
6" S	SEWER LINE	6" S
15" RCP	STORM DRAIN LINE	15" RCP
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	88
	OVERHEAD UTILITY WIRES	
8" S	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	



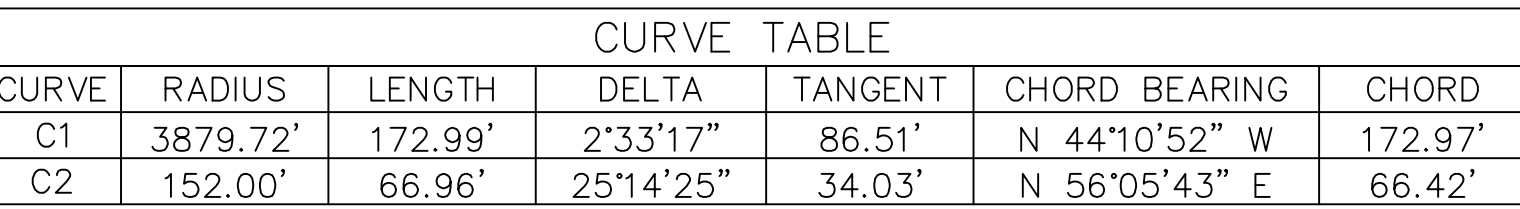
Know what's below.  
Call before you dig.

FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION





THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PROJECT PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.



**811**  
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**Professional Certification**  
I hereby certify that these documents were prepared or supervised by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 16995 Exp. Date 04/21/2024

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CITY OF ROCKVILLE  
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**DANSHES CENTER ON  
THE PIKE**

**ST. MARY'S  
PARCEL P214**

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1"= 20'
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**PROJECT PLAN**

**OPEN SPACE AND GREEN  
AREA EXHIBIT**

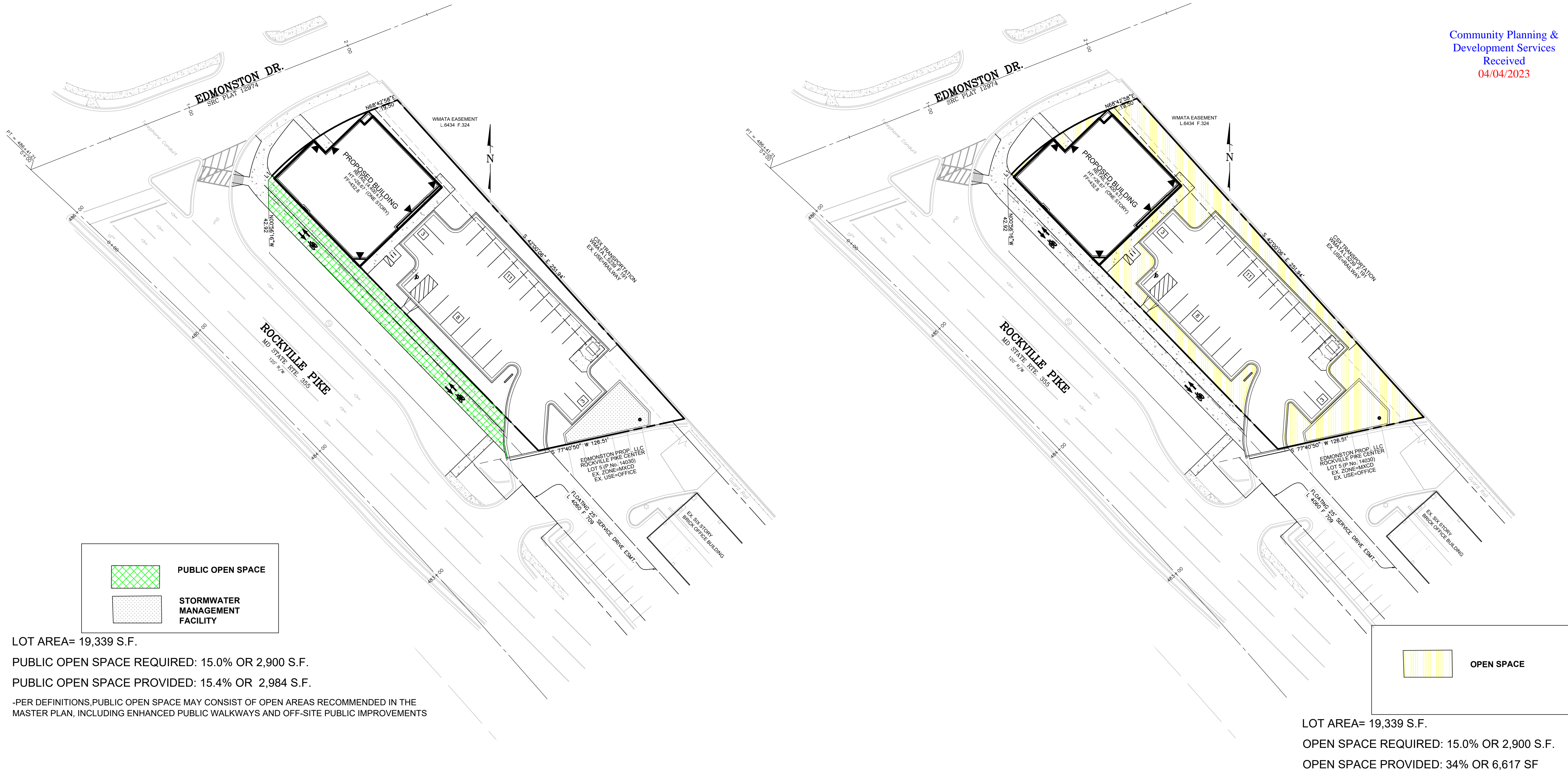
**PJ 3.0**

PROJECT NO. 2004.115.33  
SHEET NO. OF

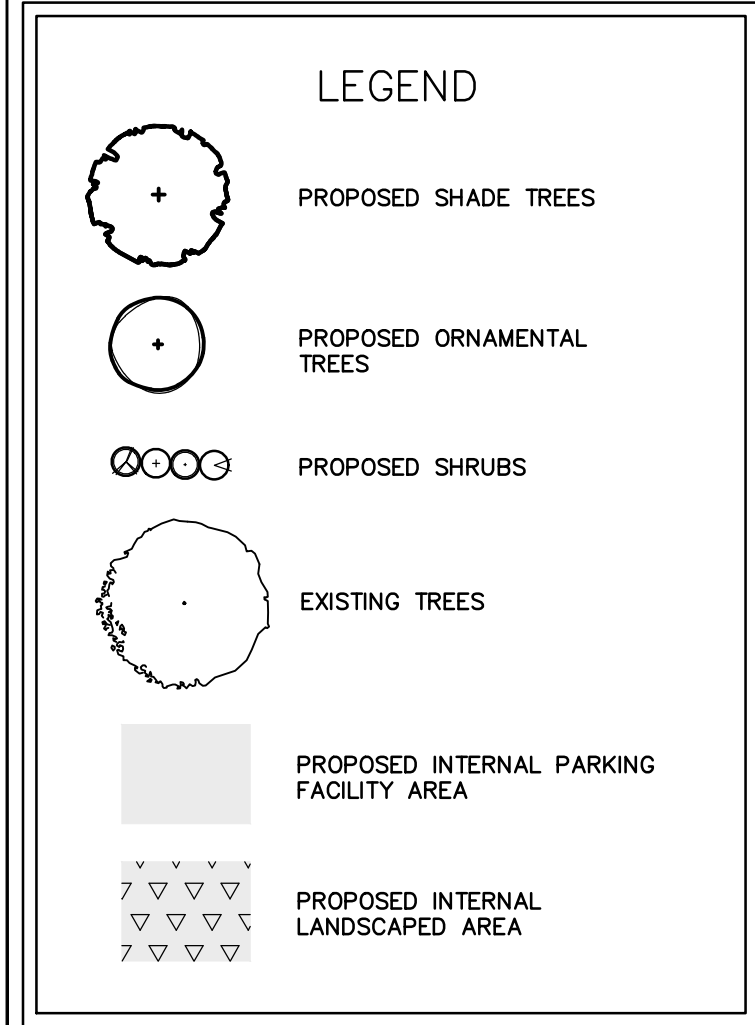
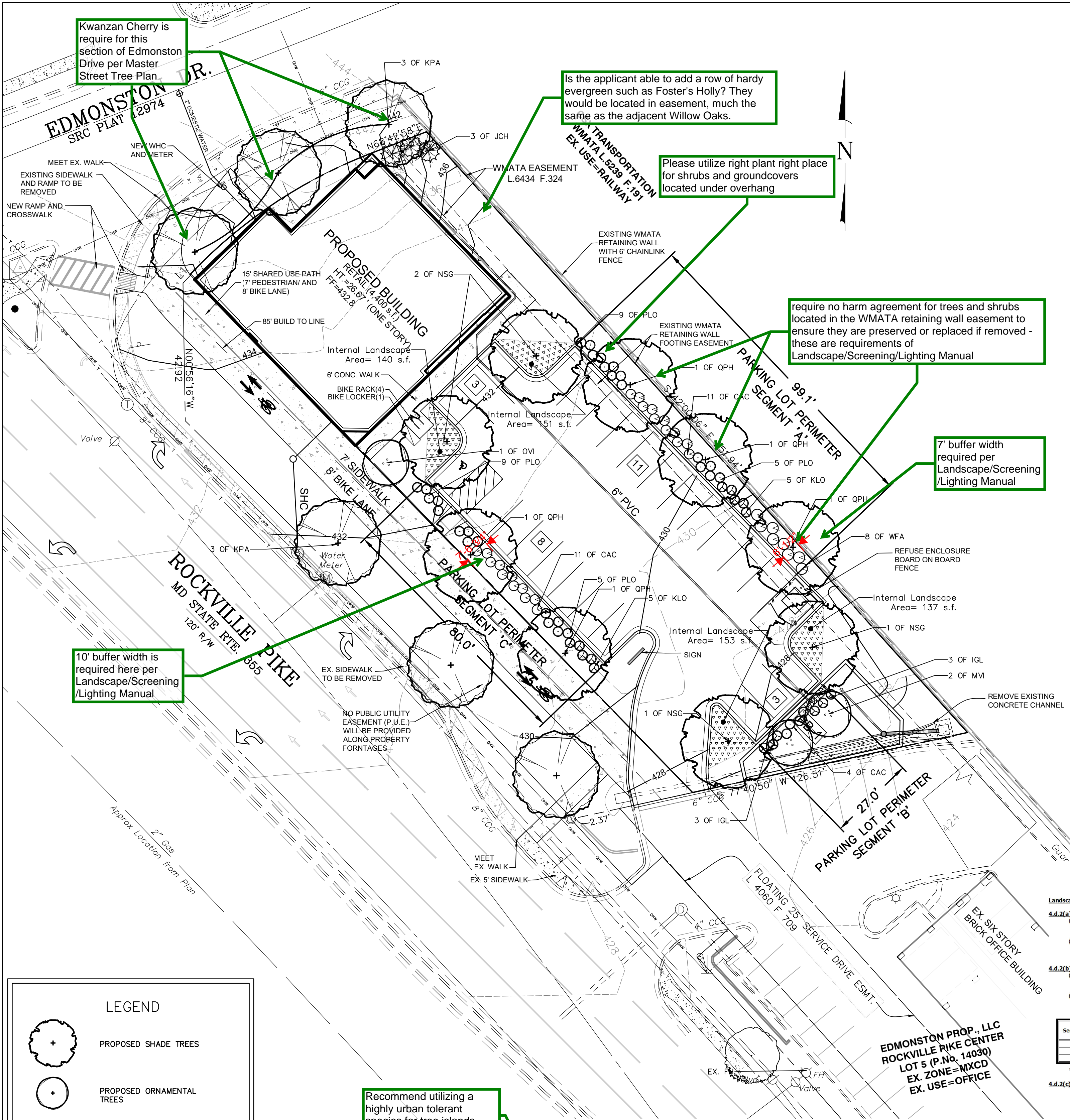
## GENERAL PROJECT PLAN NOTE

UNLESS SPECIFICALLY NOTED ON DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

Community Planning &  
Development Services  
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**NATIVE PLANT COUNTS**

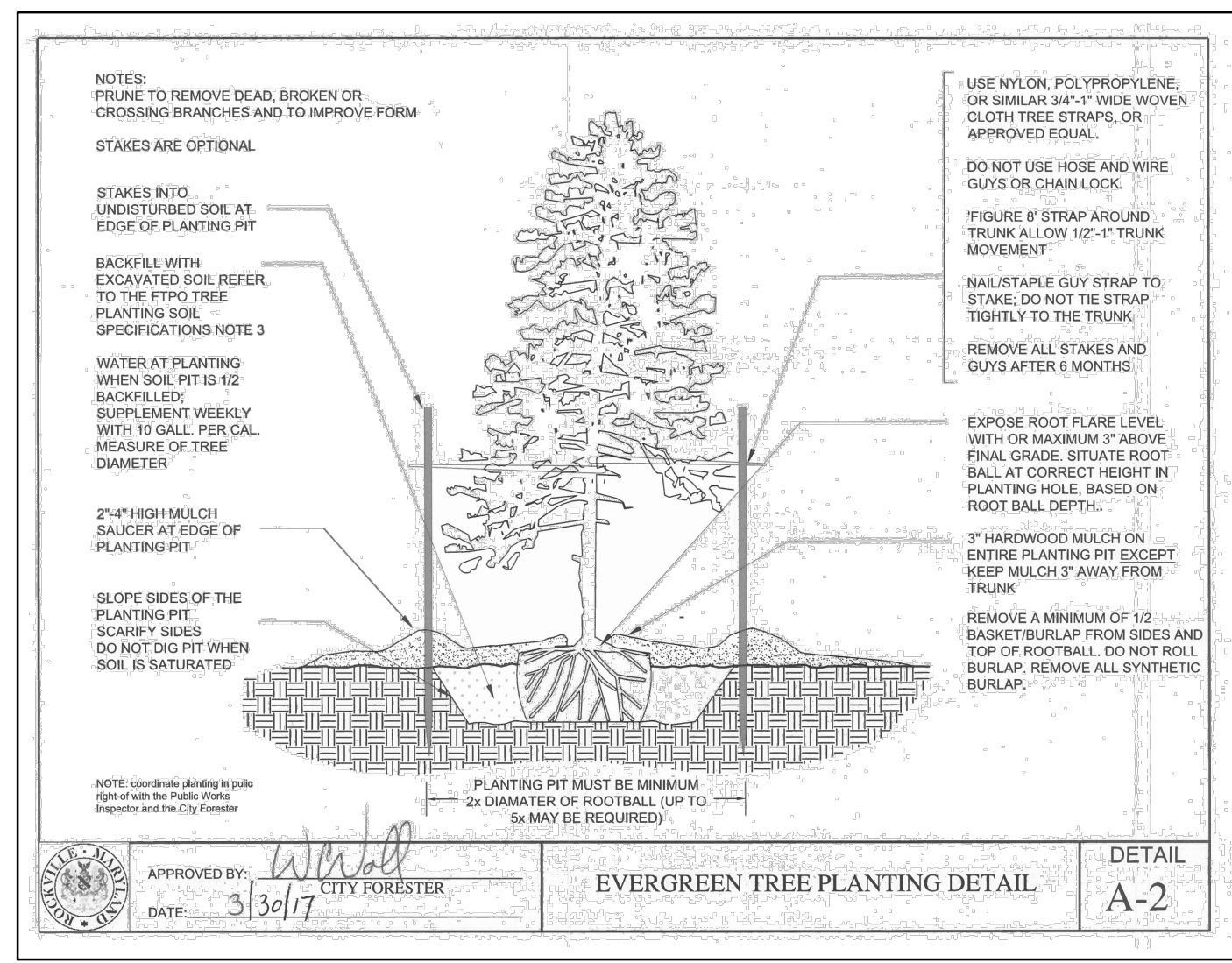
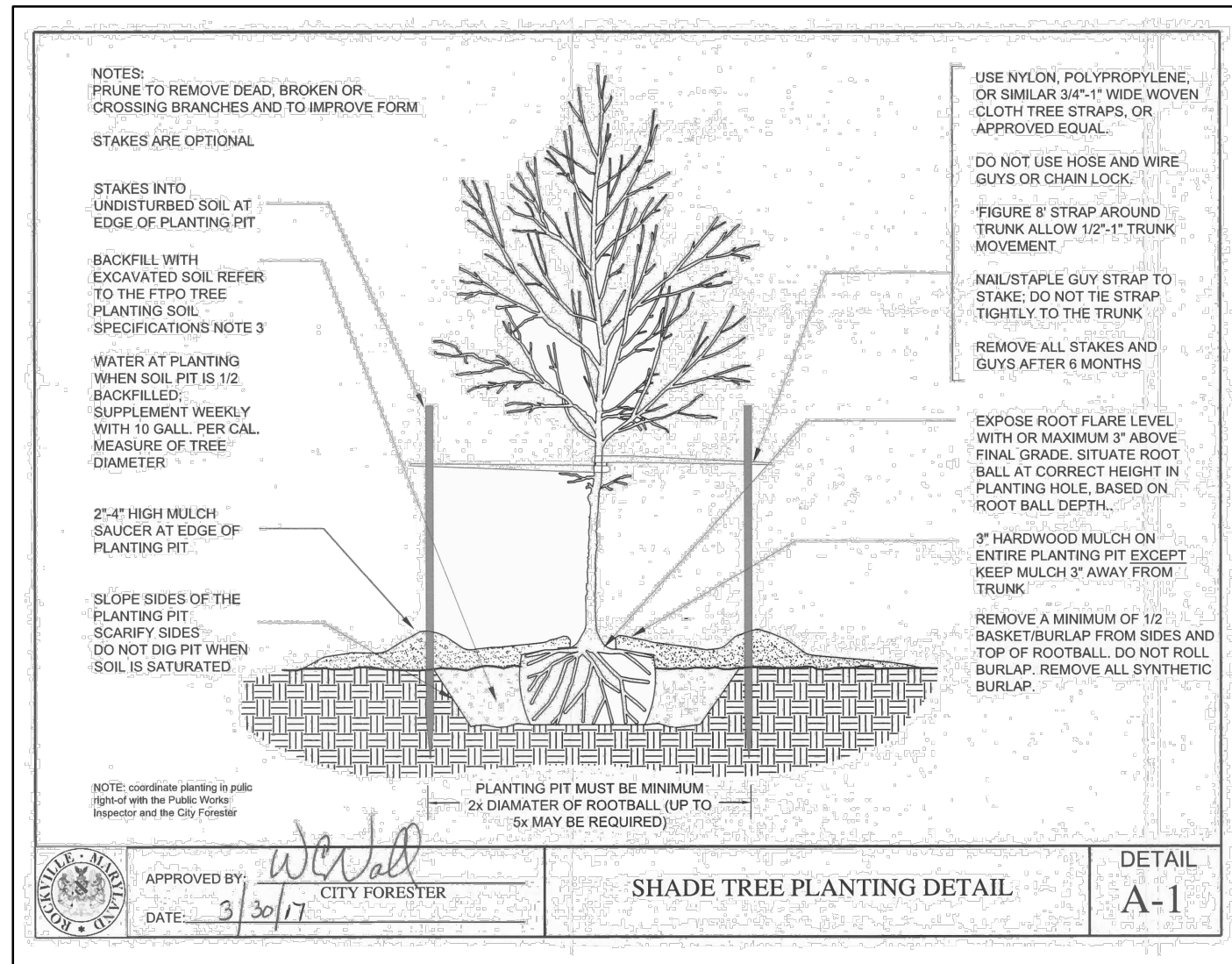
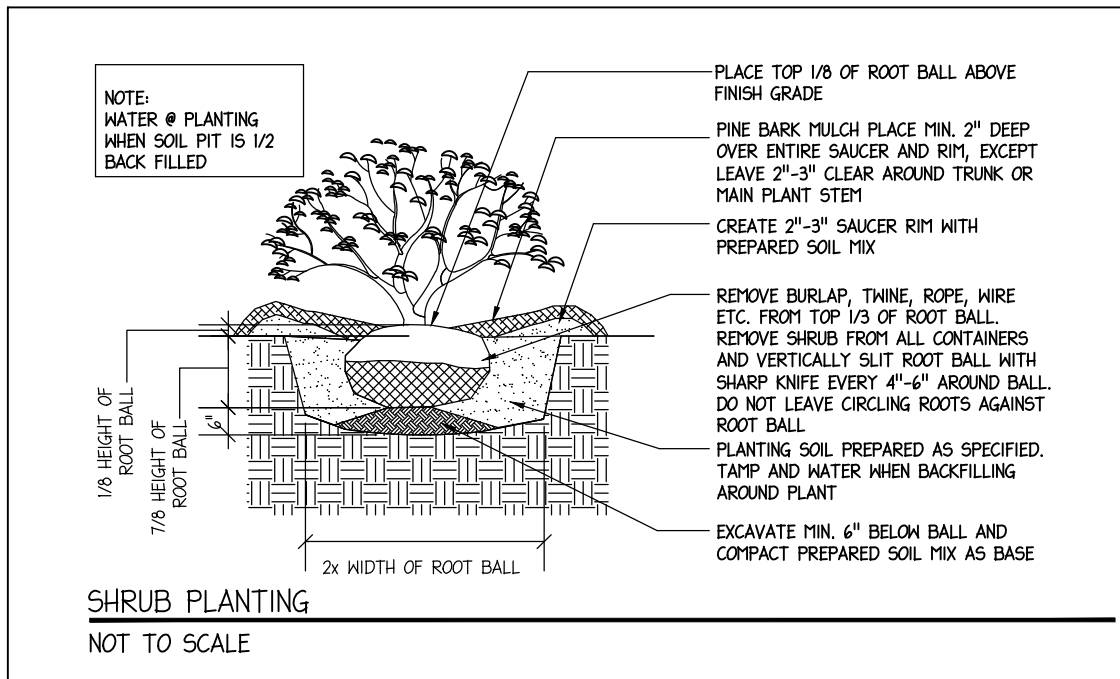
Total Shade Trees: 15  
Native Shade Trees: 9  
Percent Native: 60%

Total Number of Trees: 21  
Native Trees: 12  
Percent Native: 57%

Total Number of Shrubs: 78  
Native Shrubs: 34  
Percent Native: 43%

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT
<b>SHADE TREES</b>							
KPA	5	Quercus phellos	Willow Oak	2 1/2'-3'			B&B
KPA	6	Koeleria paniculata	Golden Raintree	2 1/2'-3'			B&B
NSG	4	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2 1/2'-3'			B&B
<b>EVERGREEN TREES</b>							
JCH	3	Juniperus chinensis 'Hetzi'	Columnar Hetzi Juniper		5-6'		B&B
<b>ORNAMENTAL TREES</b>							
OV	1	Ostrya virginiana	American Hopbroombeam		7-8'		B&B
MV	2	Magnolia virginiana	Sweetbay Magnolia		7-8'		B&B
<b>SHRUBS</b>							
KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	24-30"		#3 Cont.	48" o.c.
CAC	9	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	18-24"		#3 Cont.	36" o.c.
PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24"		#3 Cont.	36" o.c.
WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela	24-30"		#3 Cont.	42" o.c.
IGL	6	Ilex glabra	Inkberry	18-24"		#3 Cont.	36" o.c.

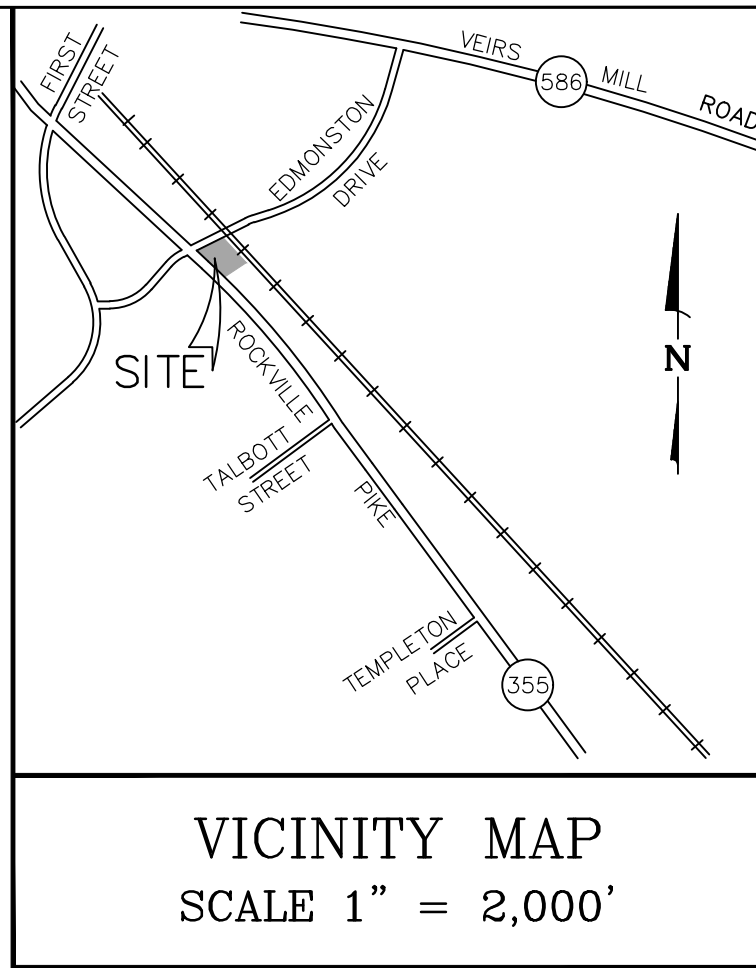
- General Planting Notes — Quality Assurance
- All plant material shall be in accordance with the American Standard for Nursery Stock Latest Edition, published by Americanhort.
  - All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.



#### PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A KEET AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SUPPLIER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SHALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT SPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE EVEN WITH GRADE OR MAXIMUM 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL. BASKET IS TO BE CUT HALFWAY DOWN THE ROOTBALL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE PASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAIN MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO WARRANTY THE TREES COUNTED FOR AFFORESTATION/REFORESTATION FOR FIVE YEARS TO THE CITY OF ROCKVILLE. THE WARRANTY PERIOD SHALL BEGIN ONLY UPON COMPLETION OF A SATISFACTORY PLANTING INSPECTION BY THE CITY FORESTER. CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LANDCVA.ORG.

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TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

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MARYLAND

**DANSHES CENTER ON THE PIKE**

**ST. MARY'S PARCEL P214**

PROJ. MGR BJD

DRAWN BY FCJ

SCALE 1" = 20'

DATE 12/20/22

**LANDSCAPE PLAN**

**L2.01**

PROJECT NO. 2004.115.33

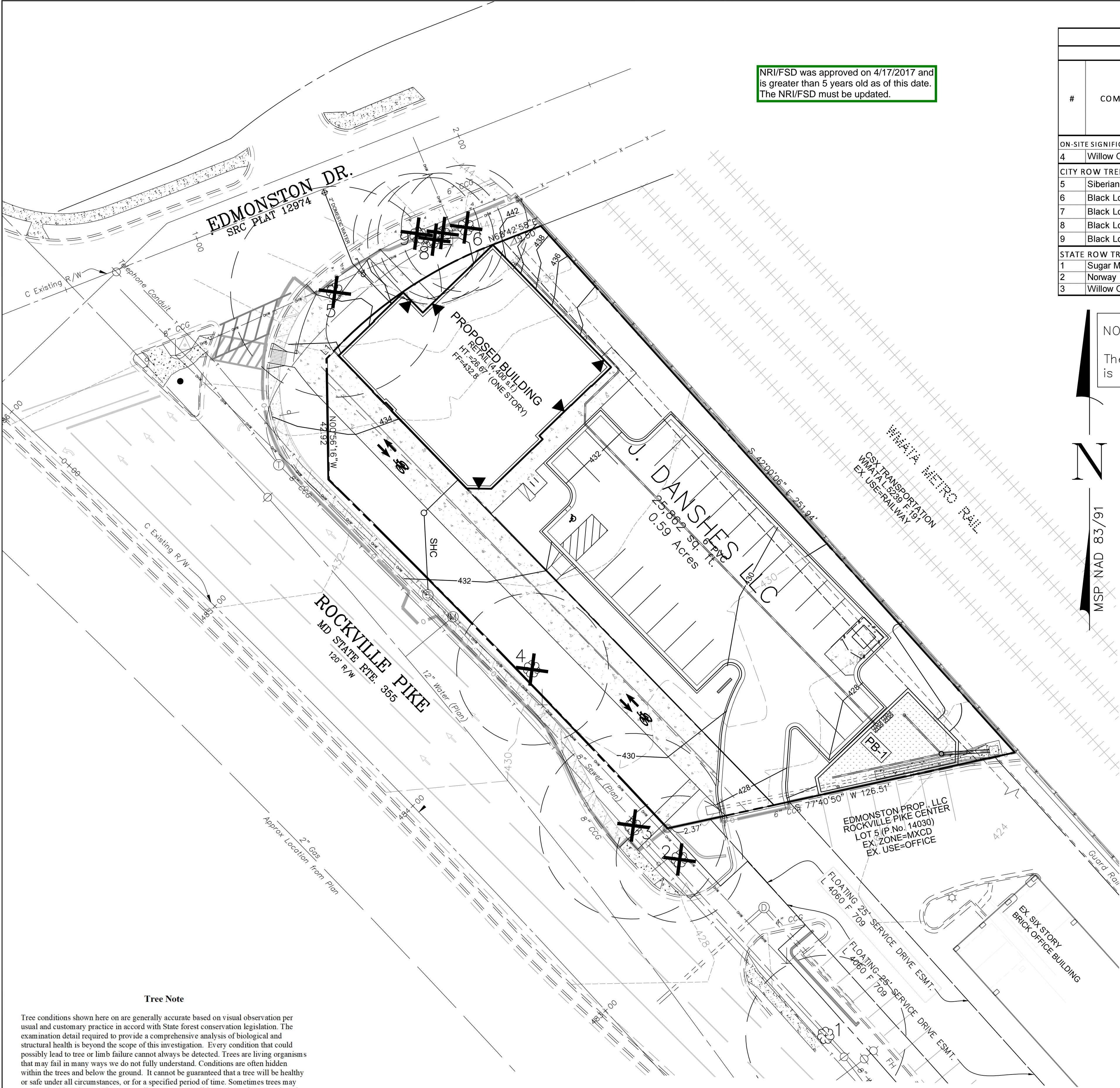
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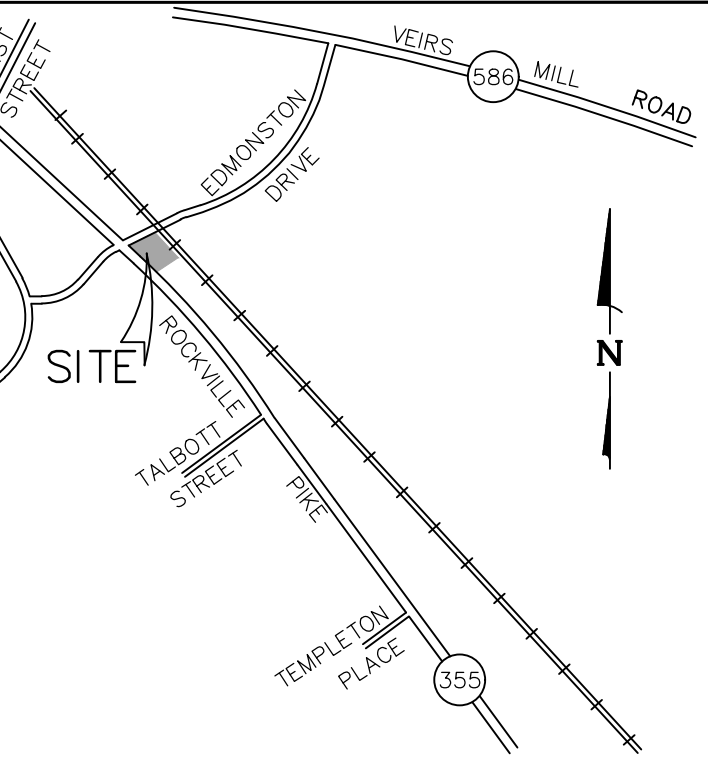
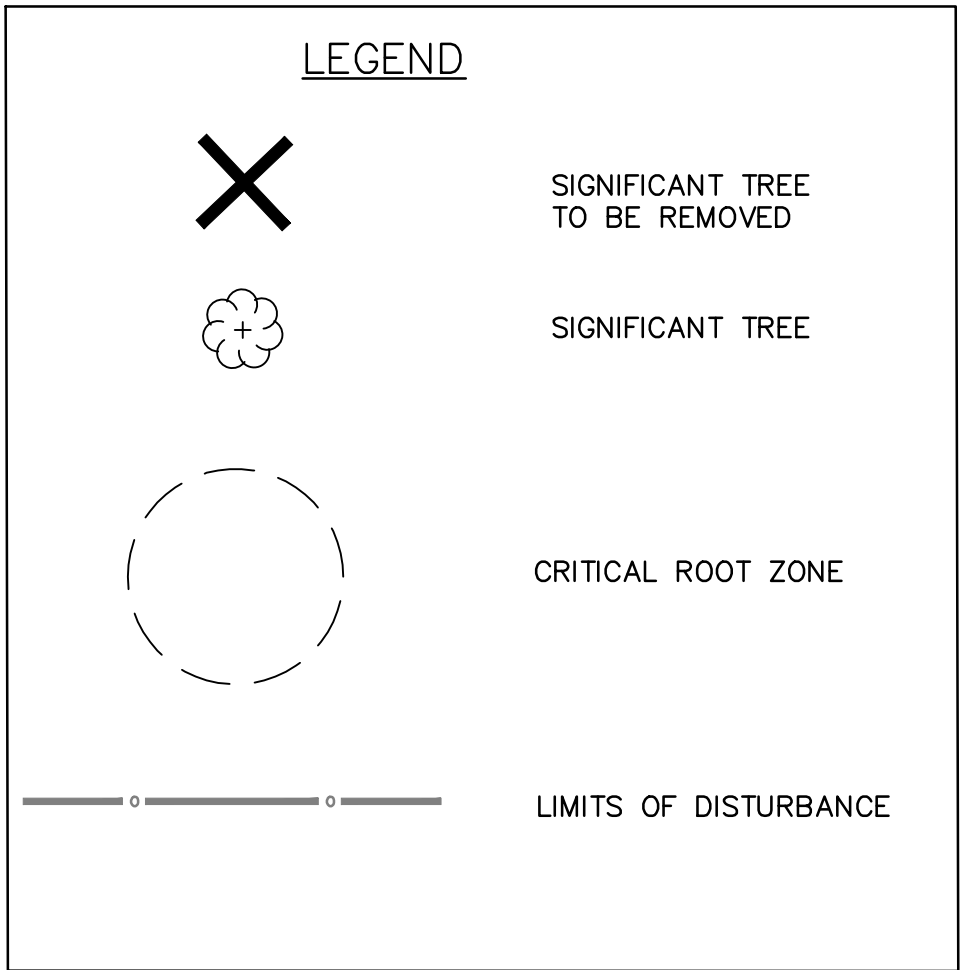


**Tree Note**

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

SIGNIFICANT TREE SUMMARY CHART									
NRI					PFCP/FCP				
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	Proposed Credit
ON-SITE SIGNIFICANTS >= 12" DBH									
4	Willow Oak	Quercus phellos	18	2289	69	Remove	100%	1	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	25	4416	84	Remove	100%	1	N/A
6	Black Locust	Robinia pseudoacacia	15	1590	91	Remove	100%	1	N/A
7	Black Locust	Robinia pseudoacacia	7	346	91	Remove	100%	0	N/A
8	Black Locust	Robinia pseudoacacia	6	254	84	Remove	100%	0	N/A
9	Black Locust	Robinia pseudoacacia	6	254	84	Remove	100%	0	N/A
STATE ROW TREE									
1	Sugar Maple	Acer saccharum	19	2550	72	Save	0%	0	N/A
2	Norway Maple	Acer platanoides	15	1590	75	Remove	100%	0	N/A
3	Willow Oak	Quercus phellos	22	3419	66	Remove	100%	0	N/A
Total Replacements Required:									3

NOTE:  
The site area is less than 40,000 s.f. and no forest conservation is required.



VICINITY MAP  
SCALE 1" = 2,000'

Community Planning &  
Development Services  
Received  
04/04/2023



Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
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FRANK C. JOHNSON  
12/15/2022  
DATE  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY  
MD DEPT. OF NATURAL RESOURCES  
COMAR 08.19.06.01

Qualified Professional Certification  
I hereby certify that the information shown hereon is  
correct and that this plan has been prepared in  
accordance with the requirements of the existing state  
and county forest conservation legislation.

OWNER:  
J DANKSHES, LLC  
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jdankshes@yahoo.com

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ATTORNEY:  
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200-B MONROE STREET  
ROCKVILLE, MD,  
JODY KLINE  
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

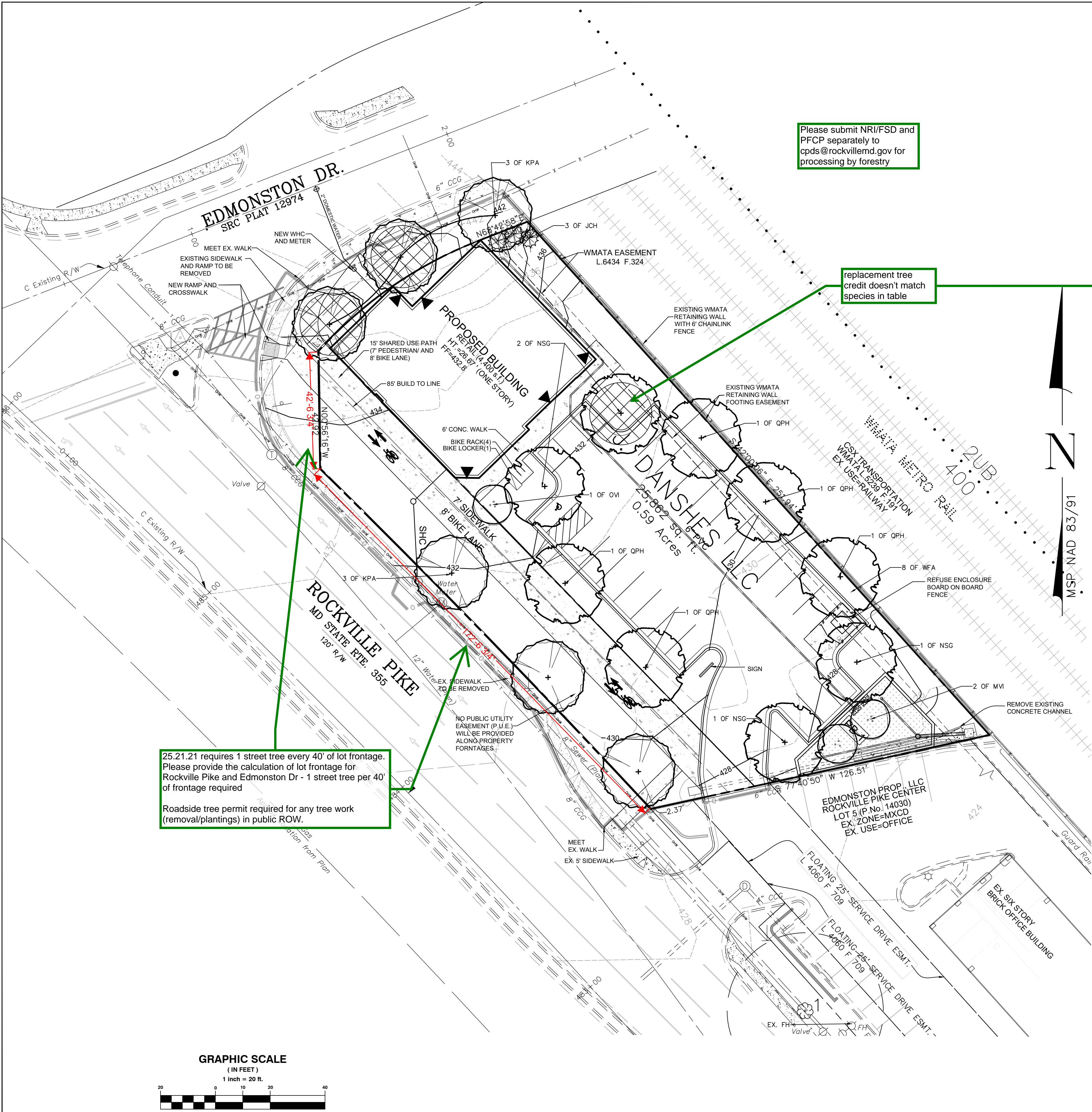
DANKSHES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST  
CONSERVATION PLAN





MINIMUM TREE COVER TABLE			
TRACT AREA		0.59 AC	
MTC REQUIRED (Zone MXCD = 10%)		0.059 AC	
MTC PROVIDED:			
6 SHADE TREES x 400 S.F. each	=	2,400 S.F.	
1 ORNAMENTAL TREES x 200 S.F. each	=	200 S.F.	
		2,600 S.F. or	
		0.059 AC	

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	CREDIT
SHADE TREES							
*SPH	3	Quercus phellos	Willow Oak	2 1/2'-3'		B&B	1 Replacement
KPA	6	Koeleruteria paniculata	Golden Rain tree	2 1/2'-3'		B&B	2 Replacement
*NSG	4	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2 1/2'-3'		B&B	
EVERGREEN TREES							
JCH	3	Juniperus chinensis 'Hetzi Columnaris'	Columnar Hetzi Juniper		5-6'	B&B	
ORNAMENTAL TREES							
*OVI	1	Ostrya virginiana	American Hophornbeam		7-8'	B&B	Multi-stem
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'	B&B	Multi-stem
TOTAL:							3 Replacement

LEGEND	
	SIGNIFICANT TREE TO REMAIN
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	PROPOSED TREE
	REPLACEMENT TREE CREDIT

Community Planning &  
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04/04/2023

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Frank C. Johnson

FRANK C. JOHNSON  
12/15/2022  
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301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159  
4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

DANSHES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST  
CONSERVATION PLAN

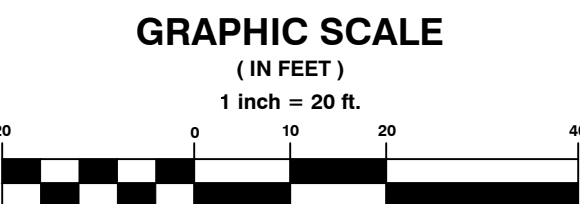
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PROJECT NO. 2004.115.33  
SHEET NO. 2 OF 2

811

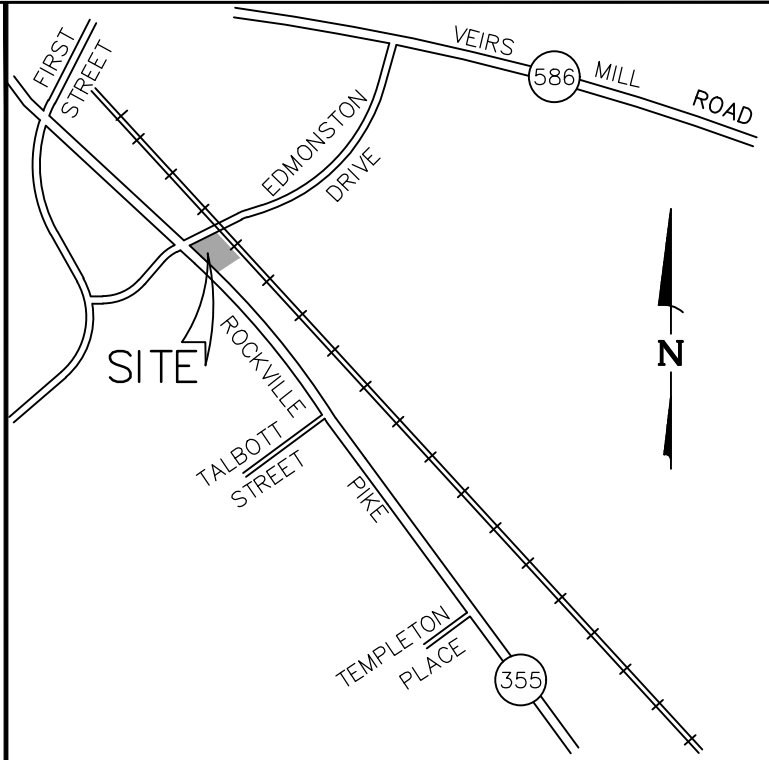
Know what's below.  
Call before you dig.

FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION





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Development Services  
Received  
04/04/2023



VICINITY MAP  
SCALE 1" = 2,000'

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Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

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**Professional Certification**  
I hereby certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
Professional Engineer under the Laws of the State of  
Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

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301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

**DANSHES CENTER ON  
THE PIKE**

**ST. MARY'S  
PARCEL P214**

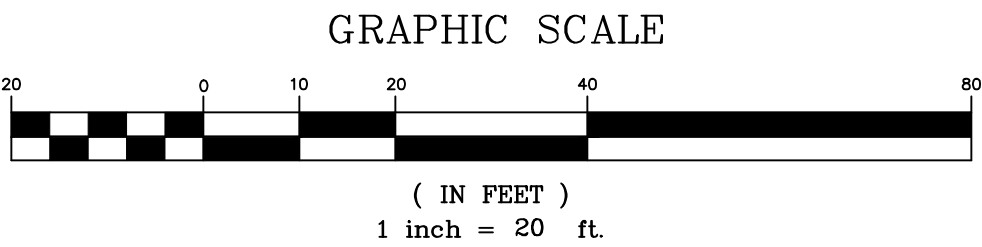
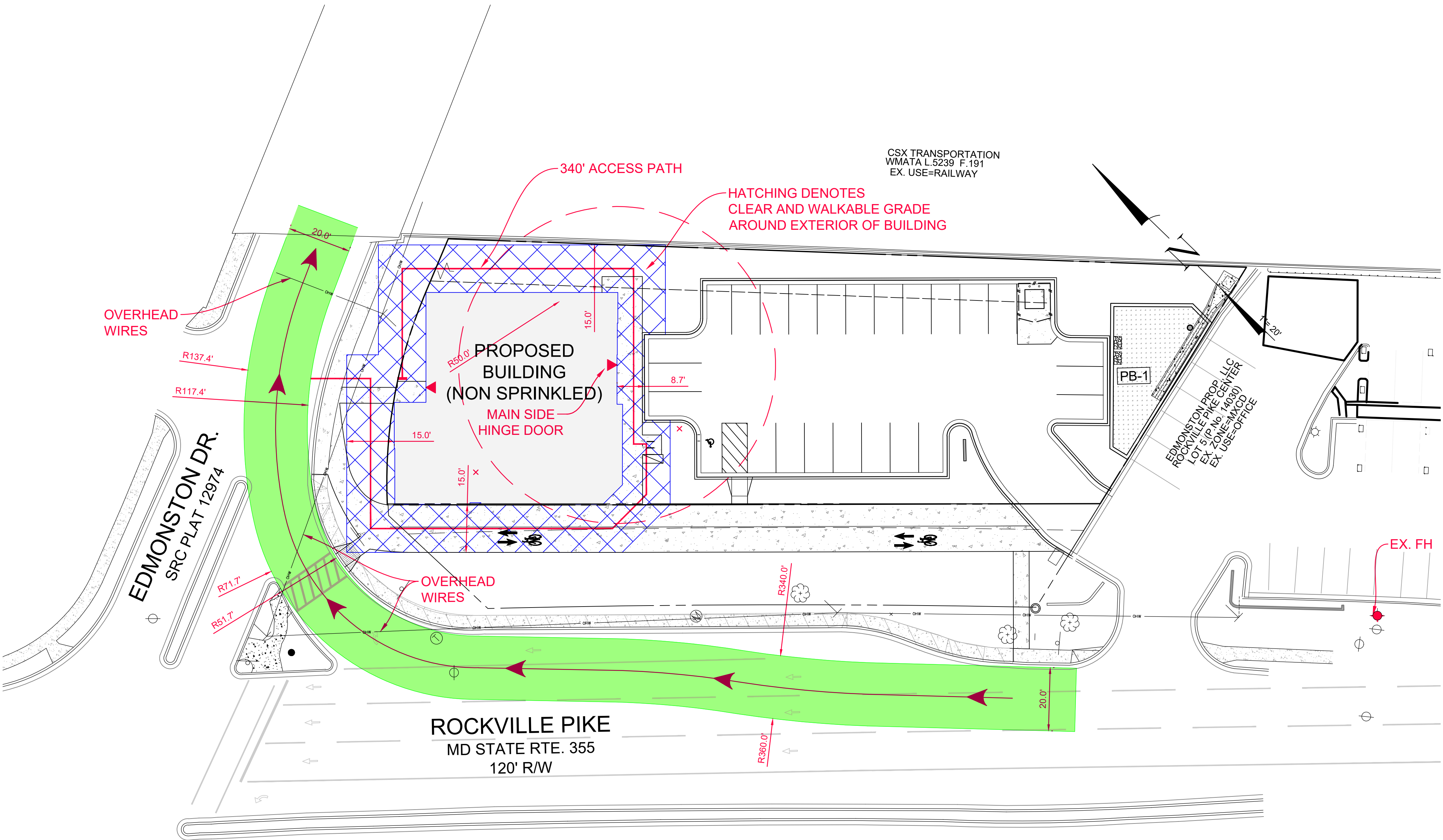
PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1"= 20'
DATE	12/2022

**PROJECT PLAN**

**FIRE APPARATUS  
ACCESS PLAN**

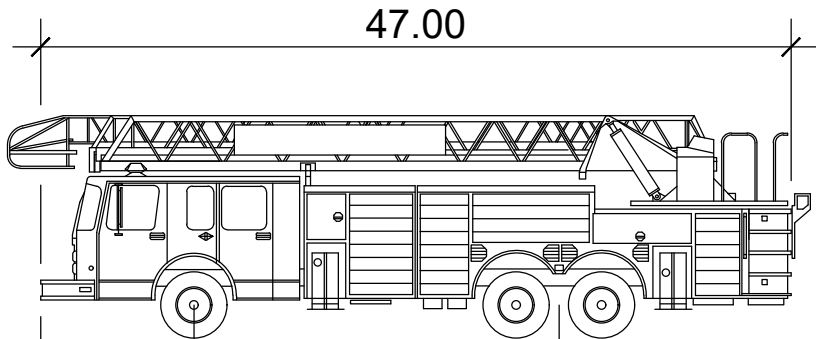
**EX 1.0**

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



HEIGHT & AREA ANALYSIS SPRINKLERED MULTI-STORY = SM	CONSTRUCTION TYPE IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SM) - MERCANTILE USE GROUP M (IBC 2015 TABLE 506.2)	X SF ACTUAK 37,500 SF MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - MERCANTILE USE GROUP M PER IBC 2015 TABLE 504.4	3 STORIES MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - BUSINESS USE GROUP B PER IBC 2015 TABLE 504.4	4 STORIES MAX PERMITTED
ACTUAL NUMBER OF STORIES (ABOVE GRADE PLANE)	2 STORY
ALLOWABLE H.T ABOVE GRADE PLANE PER IBC 2015 TABLE 504.3-MERCANTILE USE GROUP M OR BUSINESS USE GROUP B	75 FEET
ACTUAL H.T ABOVE GRADE PLANE PER IBC 2015 TABLE 504.3	27'
REQUIRED SEPARATION OF B/M/S-1 OCCUPANCIES PER 2015 IBC TABLE 508.4	NO SEPARATION REQUIRED
REQUIRED SEPARATION OF BUSINESS & MERCANTILE OCCUPANCIES PER 2015 NFPA 101 TABLE 6.11.4.1(6)	2 HOUR FIRE RESISTANCE-RATED SEPARATION ASSEMBLY REQUIRED
WHEREAS THE 2015 NFPA 101 REQUIREMENTS FOR THE SEPARATION OF MULTIPLE BUSINESS & MERCANTILE OCCUPANCIES IS MORE RESTRICTIVE, A 2 HOUR FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLY IS REQUIRED	

CODE ANALYSIS		NEW BUILDING
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	IIB	
USE GROUP	B/M - MIXED USE (NON SEPARATED)	
NUMBER OF STORIES	1	
HEIGHT	27'	
FULLY SUPPRESSED	NO	
FIRE ALARM	NO	
HIGH RISE	NO	
COVERED MALL	NO	
FLOOR AREA (SF)	TOTAL 'IBC' BUILDING AREA(ONE STORY)	4,400SF

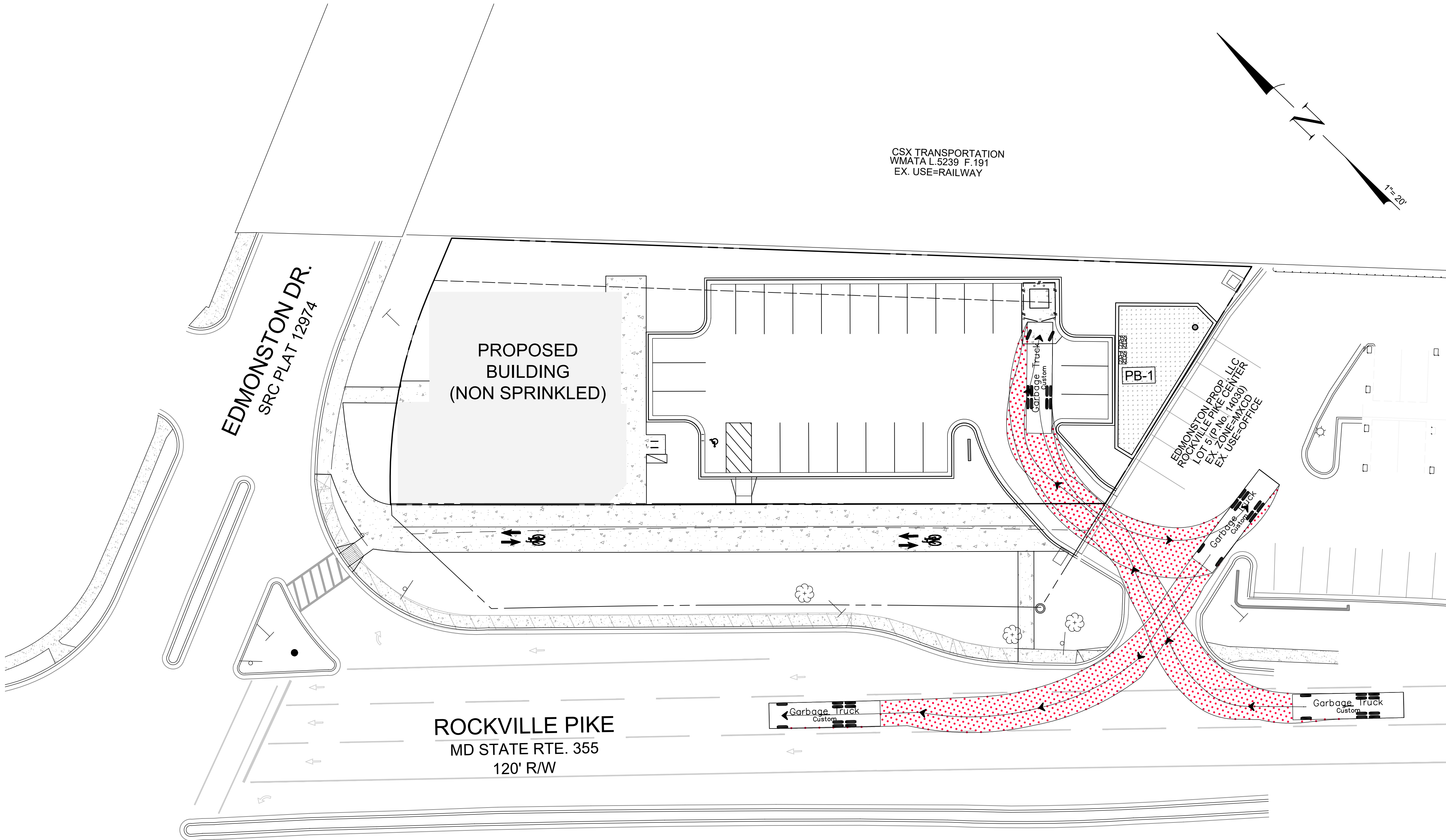


Fire Truck MC AT-29

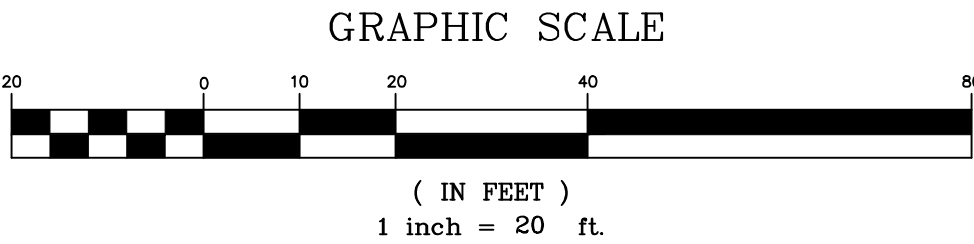
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Track	8.25
Lock to Lock Time	6.0
Steering Angle	40.0



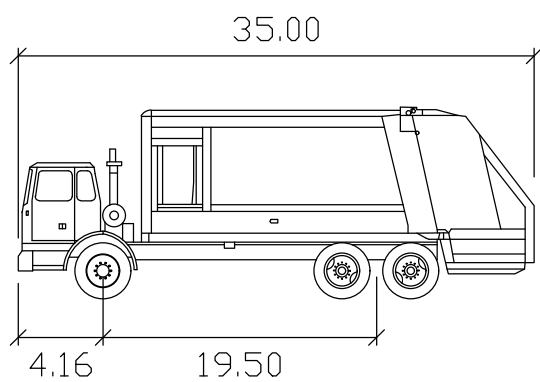
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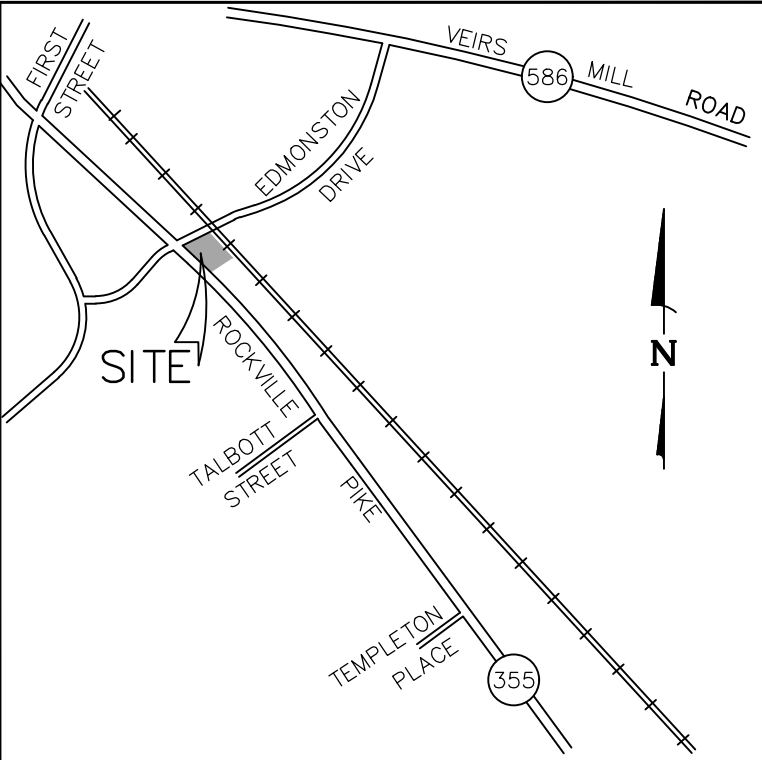
REFUSE TRUCK TURNING STUDY



GARBAGE TRUCK  
TURNING STUDY



Garbage Truck  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 46.0



VICINITY MAP  
SCALE 1" = 2,000'

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Landscape Architects  
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Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

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JODY KLINE  
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22

TAX MAP GR561 WSSC 217NW06  
L. 44329 F. 159  
4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

DANSHES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

TRUCK MOVEMENT  
EXHIBIT (REFUSE)

EX 1.1

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



GTM ARCHITECTS

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(240)333-2001 FAX  
WWW.GTMARCHITECTS.COM



Seal

Consultants

Project

ROCKVILLE RETAIL  
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

J DANSHES, LLC

Developer

CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

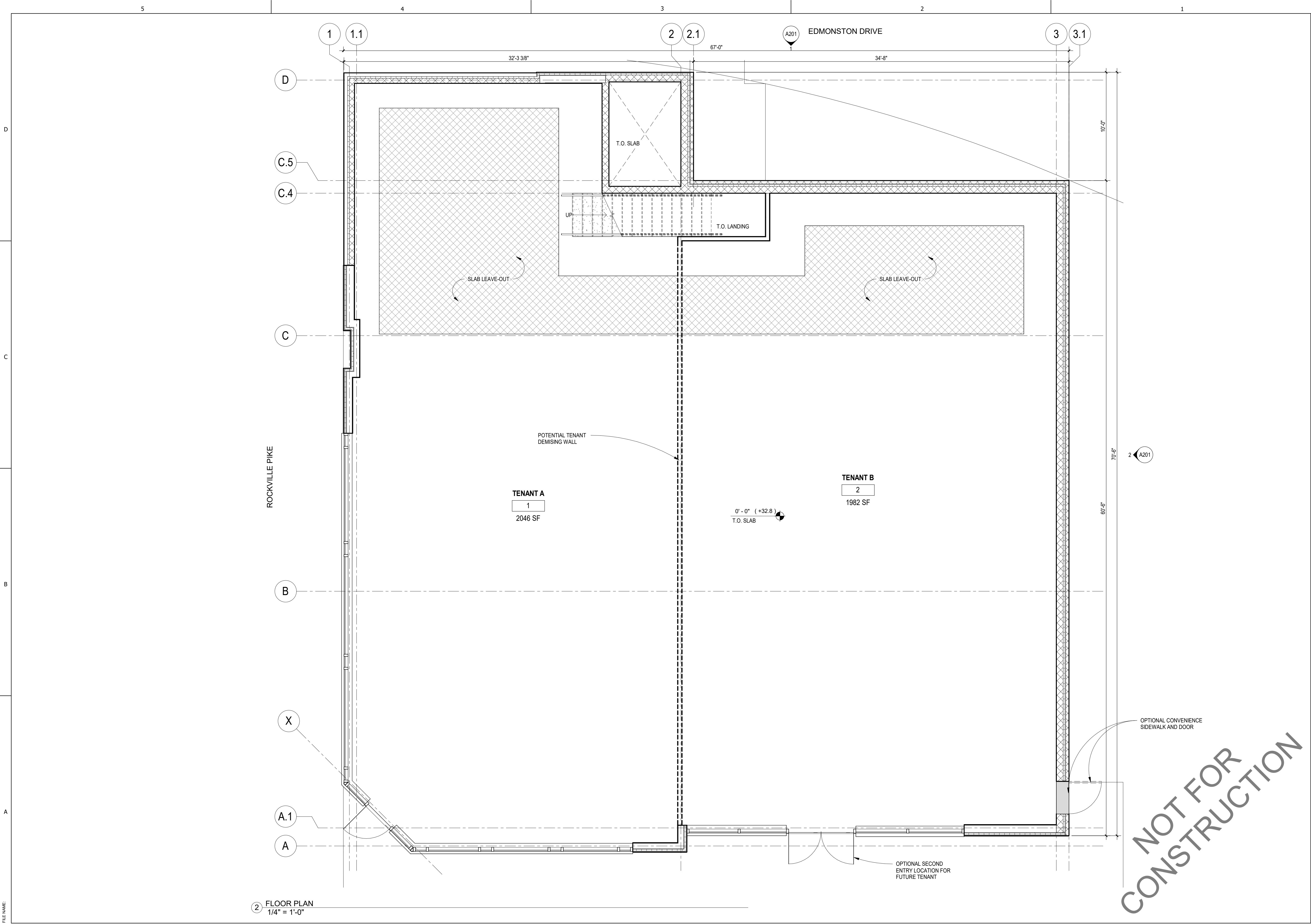
Sheet Title

FLOOR PLAN

Sheet No.

A100

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Developer

CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

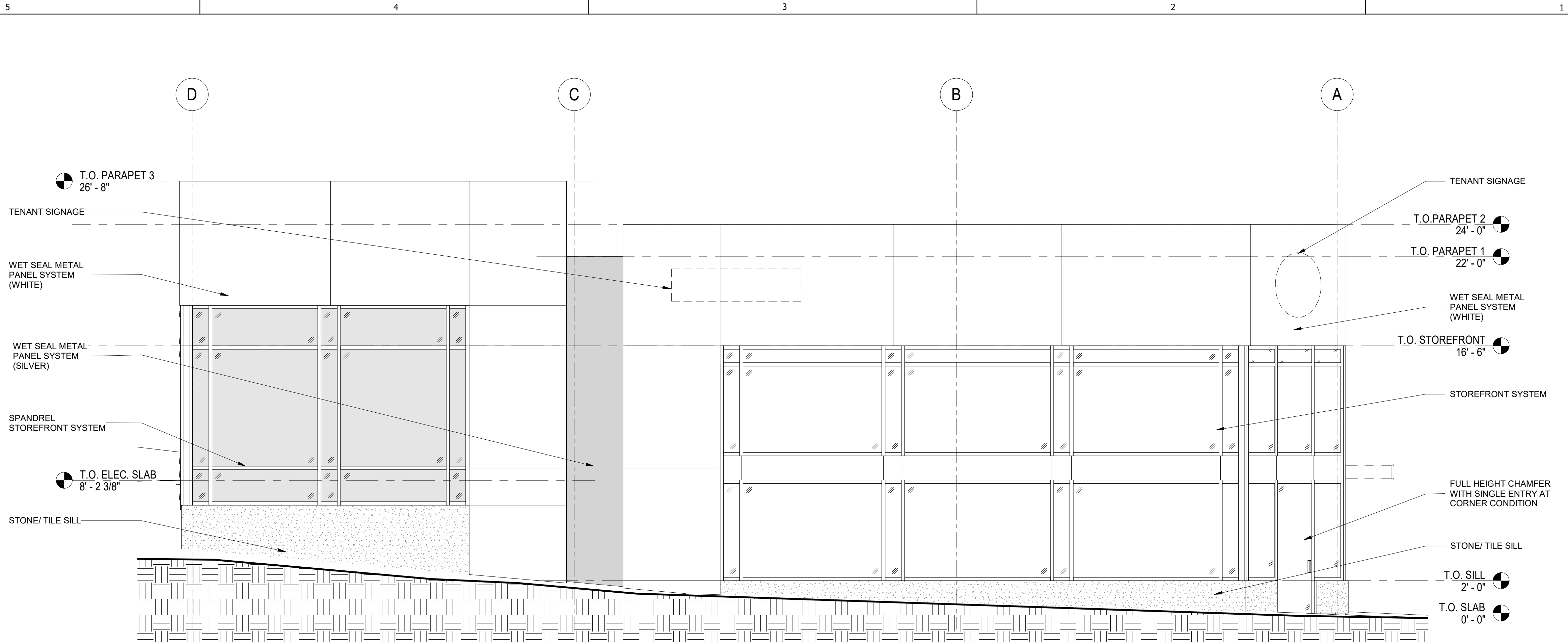
Sheet Title

EXTERIOR  
ELEVATIONS

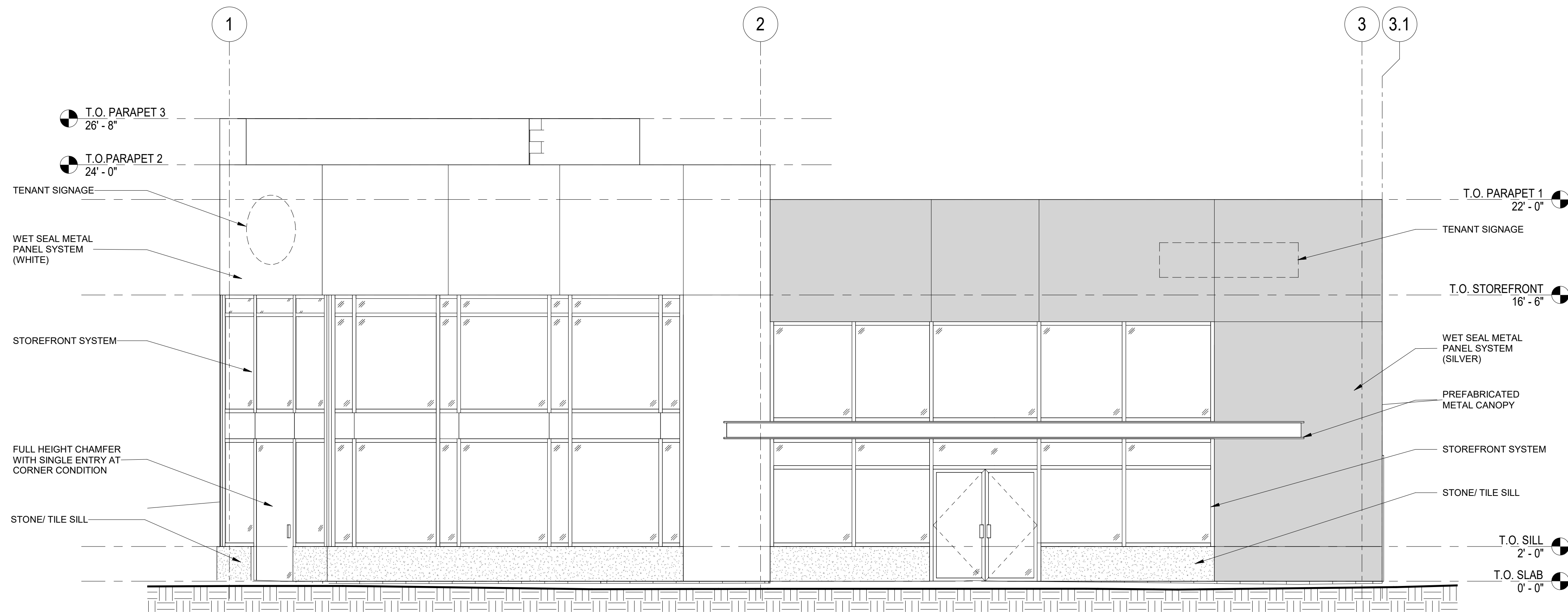
Sheet No.

A200

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2 WEST ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION



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ISSUE DESCRIPTION	DATE

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Drawn By NL

Scale AS NOTED

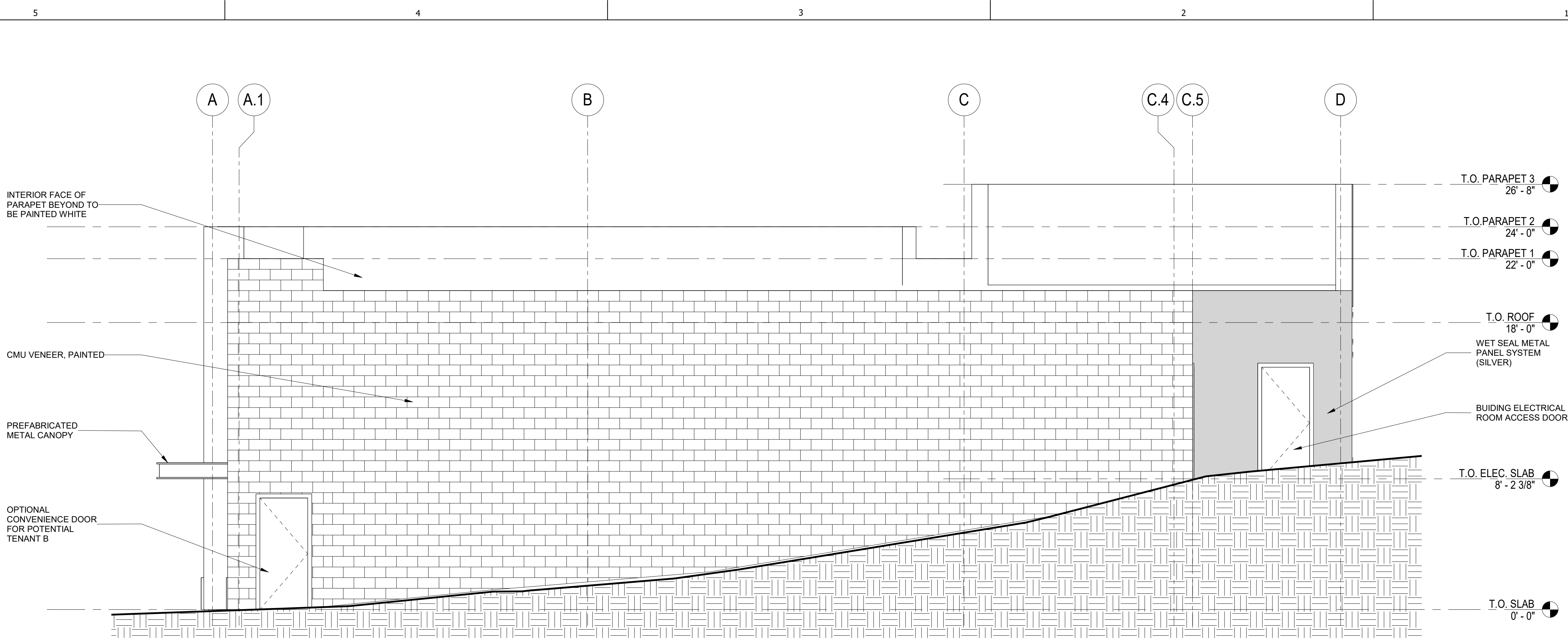
Sheet Title

EXTERIOR  
ELEVATIONS

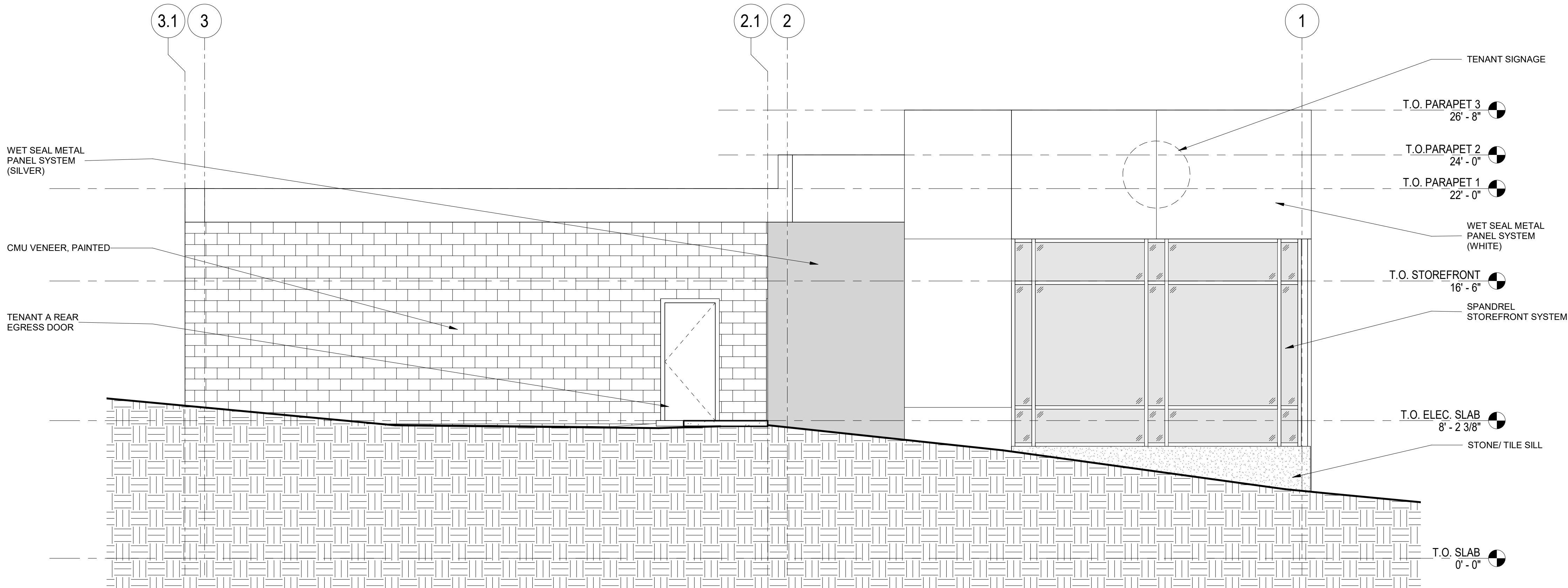
Sheet No.

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② EAST ELEVATION  
1/4" = 1'-0"



① NORTH ELEVATION  
1/4" = 1'-0"

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CONSTRUCTION